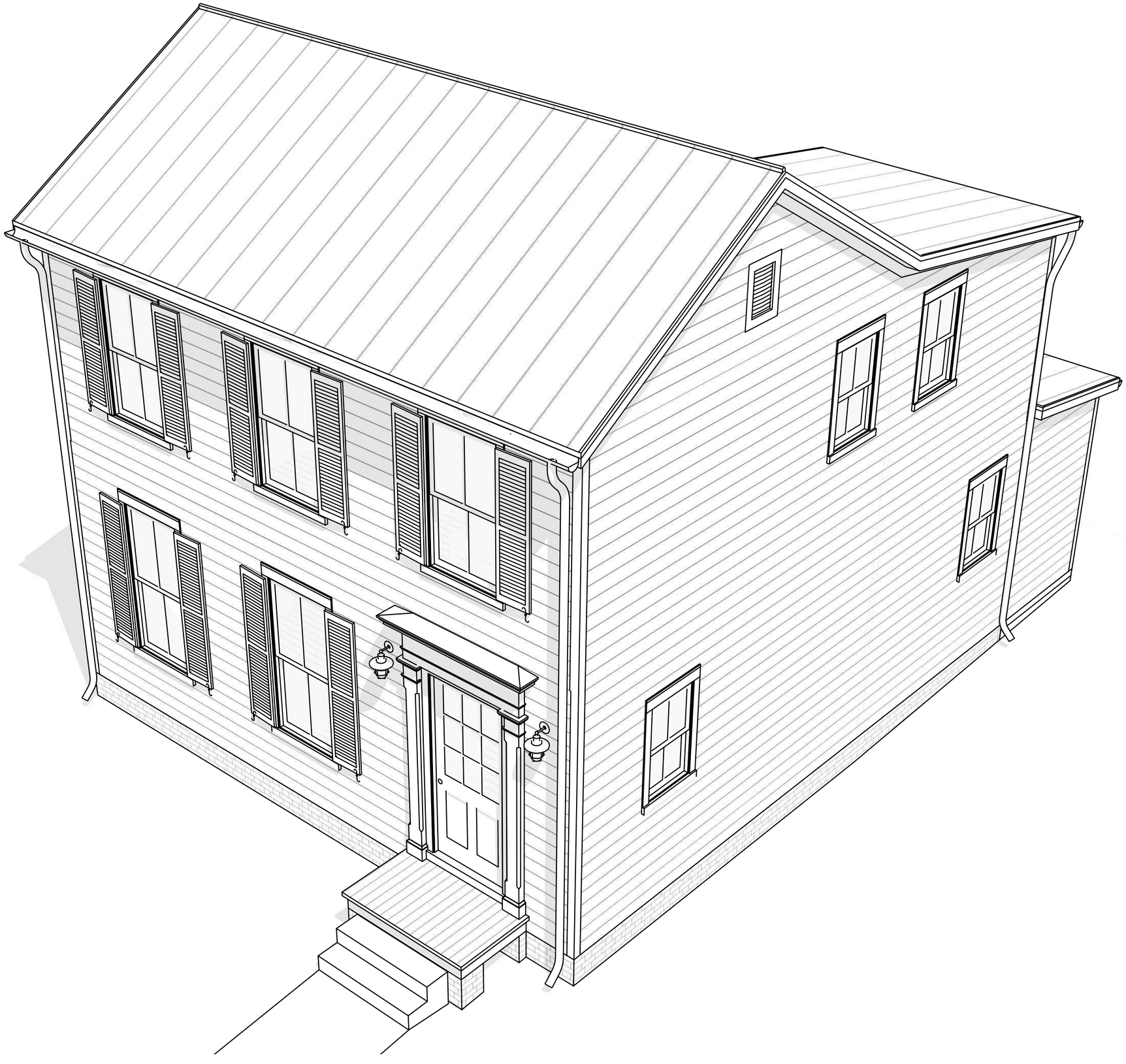


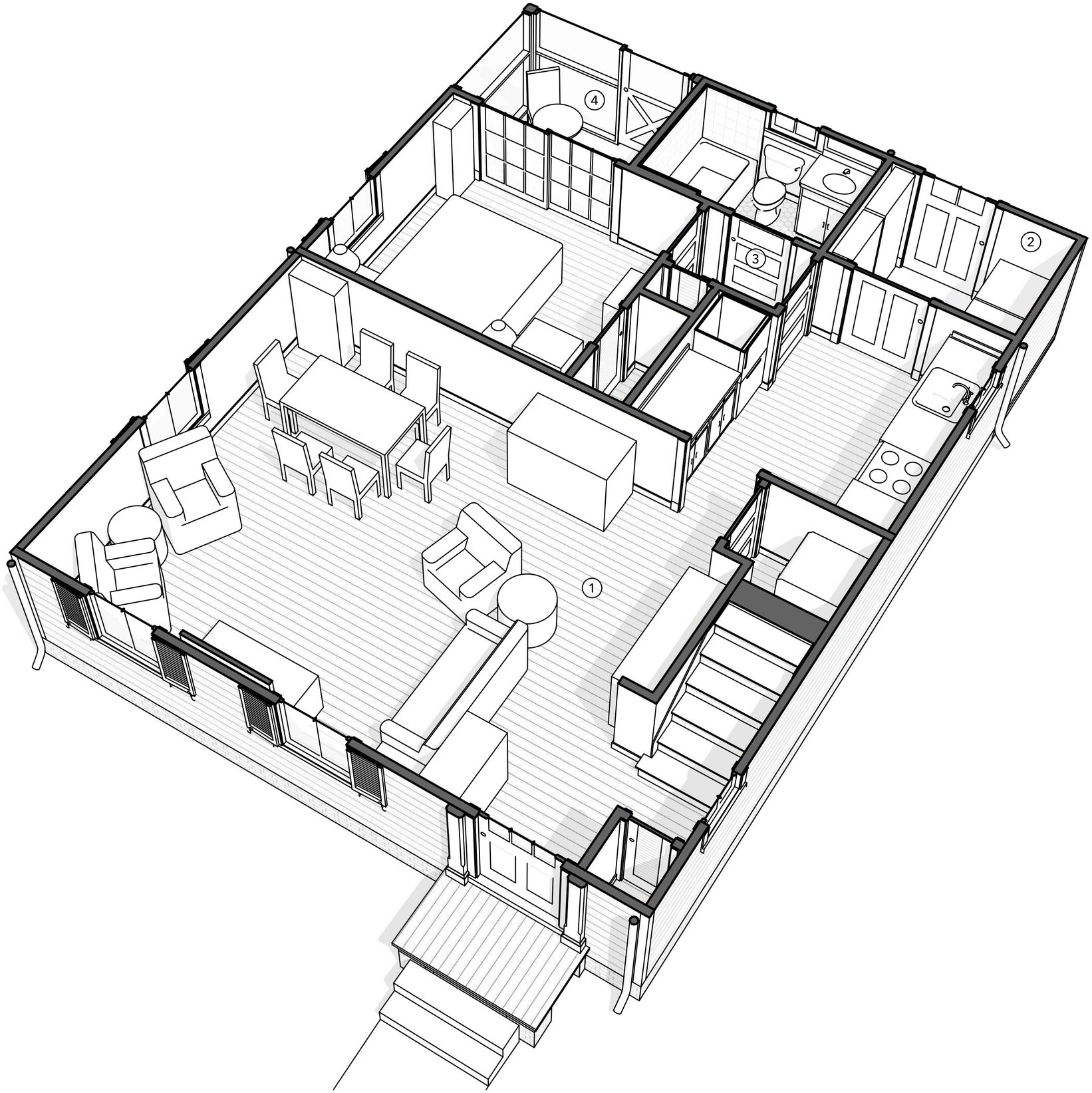
MARILYN'S STARTER FARMHOUSE

DESIGN OVERVIEW

A DESIGN BY JAY OSBORNE

My Starter Farmhouses are designed with interchangeable options (like porches, interior layouts, and rear additions). Marilyn is a variation with an open living area, no front porch, and both a bedroom suite and a kitchen on the first floor (and also a mudroom). Overall, it's larger than the other Starter Farmhouses, with a total of about 1230 square feet. That's about as large as an ADU is allowed to be.

Each of the Starter Farmhouse designs begin as a 16x24 primary massing – about 750 square feet at the smallest. The rear additions for Marilyn could be applied to the other designs. For instance, the rear addition can be used with Caroline's wrap-around porch. The end goal is to create a series of modules that allow for countless design variations. Marilyn is just one simple, iconic example.



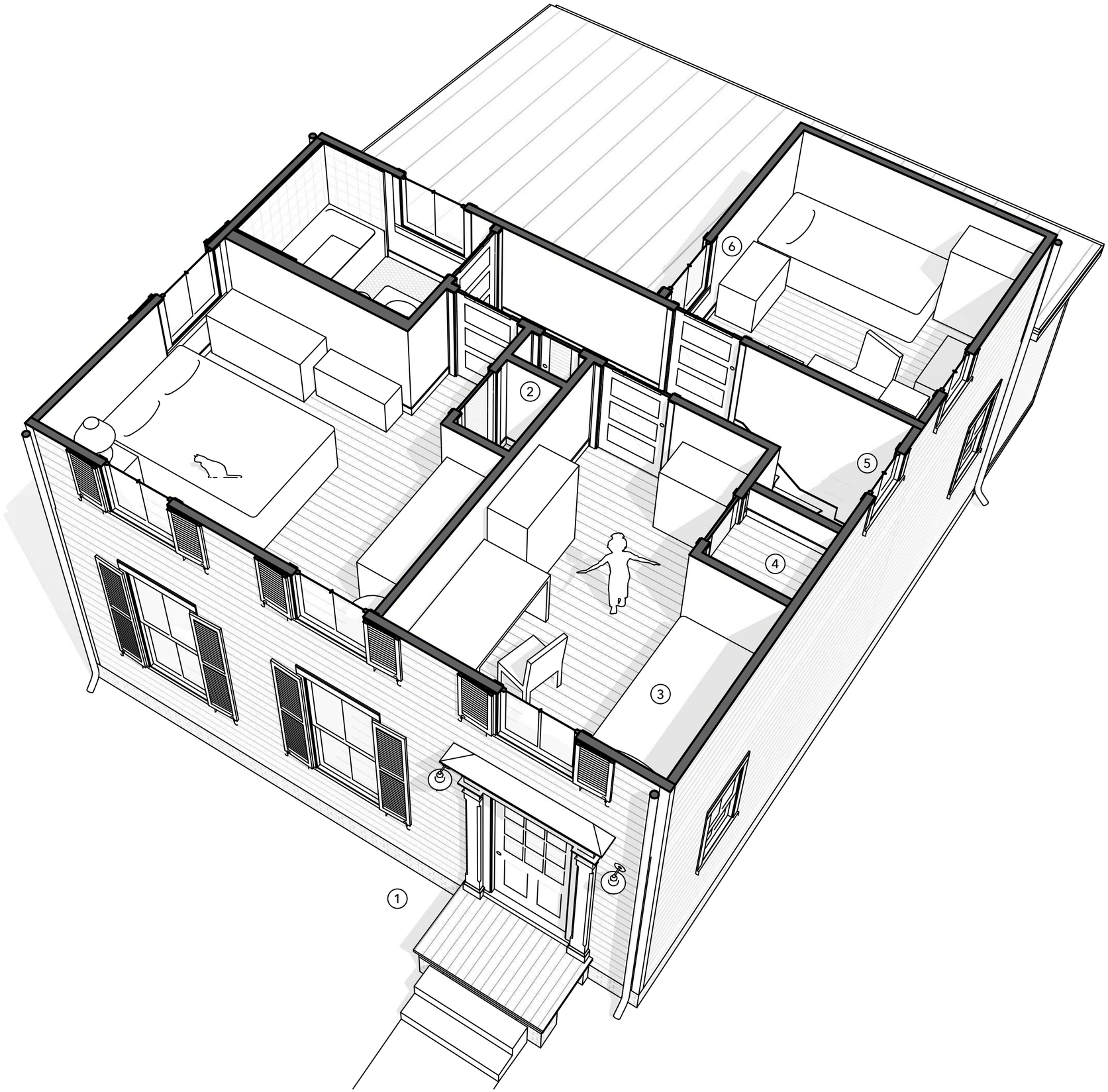
(1) The lower level of this house is arranged in an open plan. Because of this layout, it can work well for large gatherings. However, it also also separates formal and informal functions by having a kitchen in a separate, potentially encloseable space. **(2)** The mudroom can have laundry machines and shelves. Two steps down from the kitchen, any vibrations are muffled by the concrete slab.

MARILYN'S STARTER FARMHOUSE

DOWNSTAIRS PLAN

A DESIGN BY JAY OSBORNE

(3) The bathroom can be enclosed with the bedroom suite during the night, and open (more public) during the day. Short-sighted modern houses are often designed with many specialized bathrooms, but such feature creep wastes space, money, and time (for inevitable maintenance). **(4)** Sliding glass doors are modern, but they hide in the screen porch, and give the bed a wide view outside.



(1) Marilyn has no front porch, so the living room will be more sunny than the other Starter Farmhouse variations. The door surround adds some formality to the entry. **(2)** The closets here can be omitted or rearranged, depending on particular preferences. **(3)** The bedroom alcove needs enough space for a bed. With headroom minimums for the stairs, this significantly limits the whole layout.

MARILYN'S STARTER FARMHOUSE

UPSTAIRS PLAN

A DESIGN BY JAY OSBORNE

(4) For stairway head clearances (80" min), this closet needs that raised platform. **(5)** A window is needed by the winder stairs to ensure enough daylight and airflow for the hallway. For a sense of openness, it's good to put windows at the end of a hall. **(6)** This bedroom has a low, sloping ceiling. One window is large enough for an emergency exit, and needs a sill at least two feet above the floor.

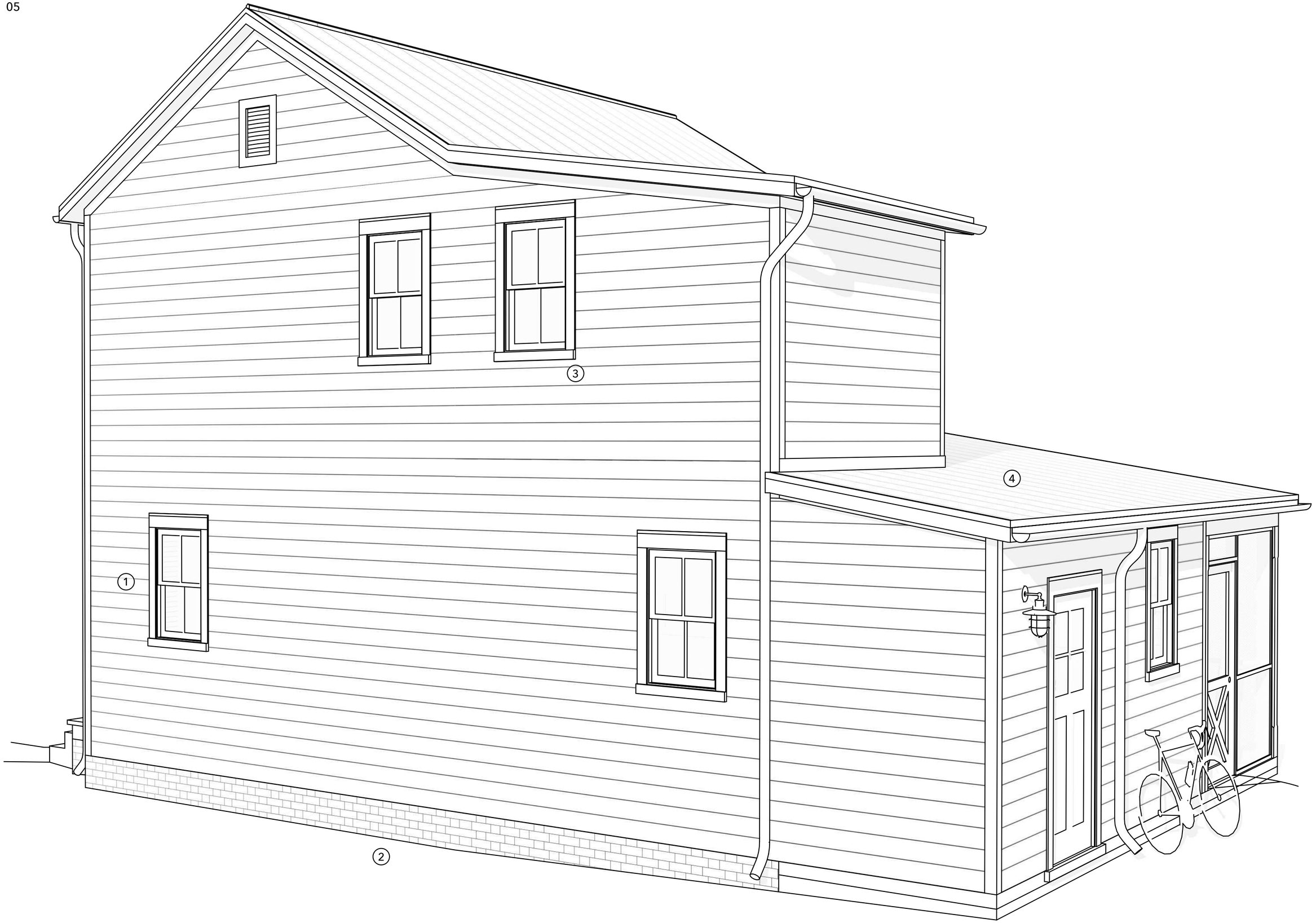
MARILYN'S STARTER FARMHOUSE

FRONT OF THE HOUSE

A DESIGN BY JAY OSBORNE

(1) Marilyn's Farmhouse is unique among the Starter Farmhouse series because it has no front porch. Yet it has a small screened porch at the back, as a private escape for the bedroom. The roofs at the rear allude to how old houses tended to grow to the rear over time. So the back can be less formal and less historical.
(2) Operable shutters are functional. If cost is an issue, just omit them. No fakes.

(3) A note of caution– even though this is perhaps the simplest eave imaginable, builders tend to mangle historical details like this by building "pork chop eaves."
(4) The trabeated door surround is much easier to build than a pedimented surround. For very low cost, it's possible to have a simple, timeless entry door.
(5) The stoop is low to the ground (only 3 steps down, to avoid a need for railings).



MARILYN'S STARTER FARMHOUSE

BACK OF THE HOUSE

A DESIGN BY JAY OSBORNE

(1) The side windows could have shutters, but this side of the house can sacrifice some of its elegance since it's necessarily informal. Due to the constraints of the staircase, kitchen, and low-ceilinged rear bedroom, the window placements are harder to control. **(2)** The foundation could be easily converted into a basement. But watch out about raising the house because of the need for railings and stairs.

(3) This bedroom window is too small for an emergency exit (that one is on the other side). Because these are double hung windows, the lower sash needs to be big enough to crawl through. **(4)** At the rear shed roofs, the pitch is fairly low. At 2/12, it's slightly shallower than the historically-common 2.5/12 (or 1/5) and the 3/12 slope more common today. Metal roofing can be much shallower, though.

(1) The front stoop is very efficient and elegant, but if it were raised high enough to require a railing, so many new code-related demands will substantially increase the price of making it look historical. **(2)** You can have a basement instead of a conditioned crawlspace. Put the basement stairs directly under the stairs that go upstairs. **(3)** The open living area has many possible arrangements.

MARILYN'S STARTER FARMHOUSE

SECTION PERSPECTIVE

A DESIGN BY JAY OSBORNE

(4) This section of the roof is more vulnerable to ice dams, so that needs to be a major consideration when dealing with the details. **(5)** The ceiling is low at the rear bedroom. At least half the room should have a 7' minimum ceiling, by code. **(6)** The kitchen needs more daylight, so this door should have a glass opening. **(7)** The mudroom steps down, partly because the roof gets so low at that point.

FLOOR PLAN NOTES:

1. IF MORE THAN 3 RISERS ARE NEEDED AT PORCH STEPS, A HANDRAIL SHOULD BE PROVIDED (AS REQ'D BY CODE).

2. GUARDRAIL MAY BE REQUIRED AT PORCH IF DROP TO GROUND IS INCREASED TO MORE THAN 24-30" (SEE LOCAL REQ'TS).

3. NOTE THAT SOME DIMENSIONS ARE TO THE CENTER OF THE POSTS, OTHERS TO THE EDGES OF POSTS (& BEAMS THEY SIT ON OR HOLD UP).

4. OPTIONAL BUILT-IN SHELVING. POSSIBLE LOCATION FOR WOODSTOVE.

DOORS

- (A) 36x84 9-LITE FRONT DOOR
- (B) 36x80 4-LITE BACK DOOR
- (C) 30x80 5-PANEL DOOR
- (D) 24x80 1-PANEL DOOR
- (E) 18x80 LOUVERED DOOR
- (H) 72x80 SLIDING GLASS DRS

WINDOWS

- (1) 32x72 DH 2/2 DIVIDED LITES
- (2) 32x60 DH 2/2 DIVIDED LITES
- (3) 24x42 DH 2/2 DIVIDED LITES

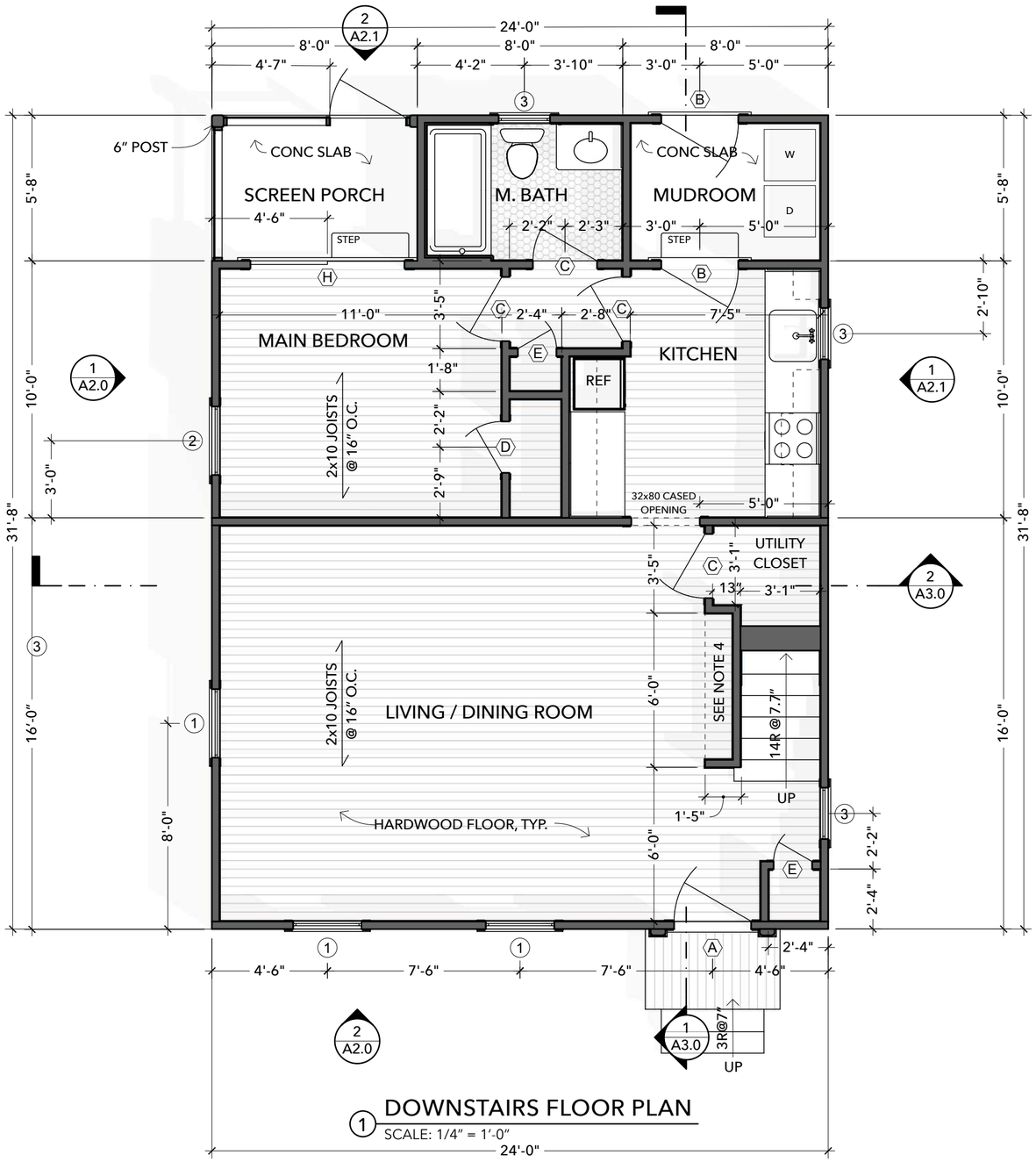
CEILING/ ELECTRICAL NOTES:

1. CEILING HEIGHTS ARE APPROXIMATE (+/- 1")

2. UTILITY ROOM CEILING SHALL BE FIRE-RATED WITH GYP BD SHEATHING

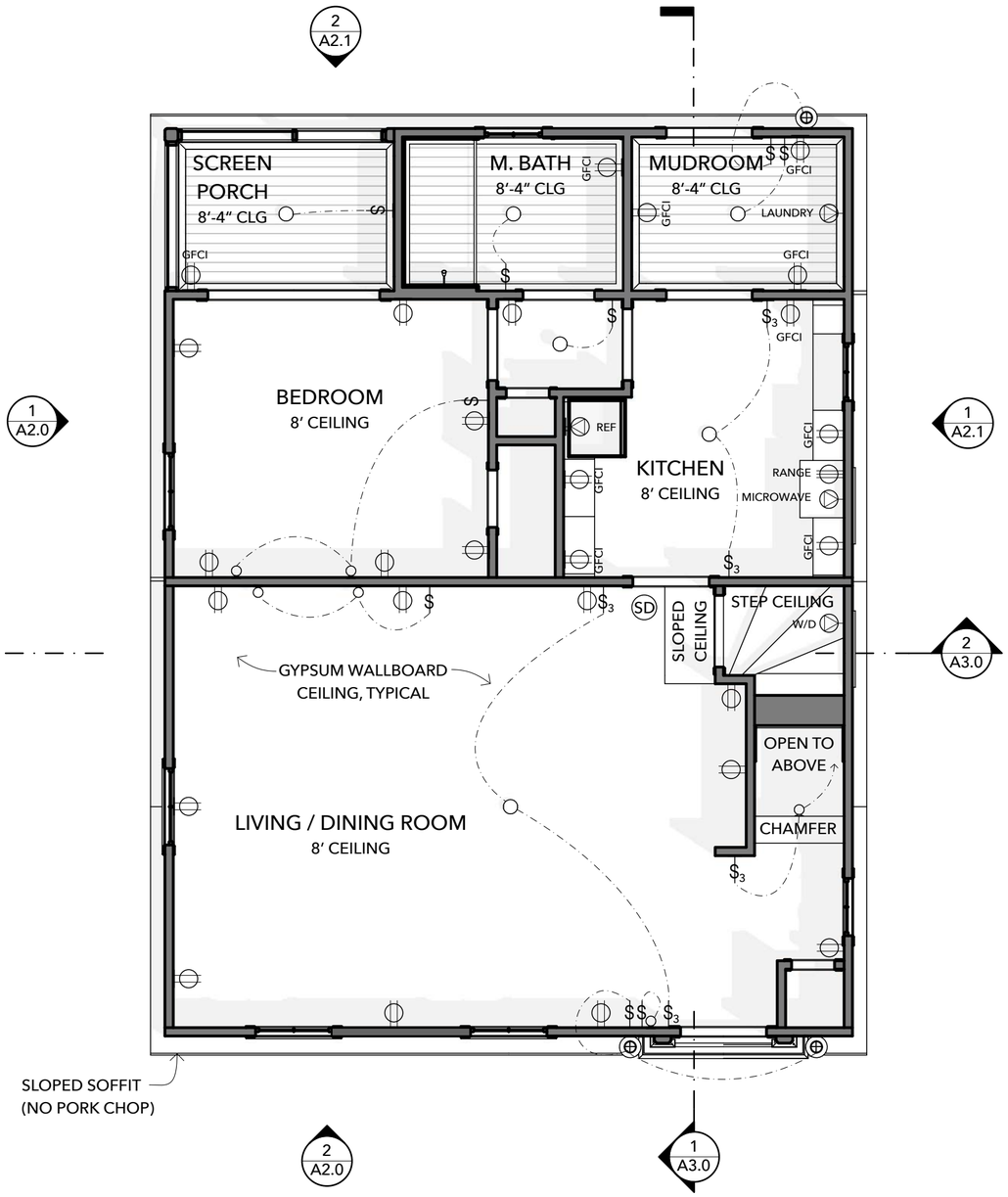
3. HEAD CLEARANCE AT STAIRCASE TO BE 80" MINIMUM

4. SHOWER MAY INSTEAD BE REPLACED BY STACKED LAUNDRY UNITS. IN THAT CASE, MAKE SURE TO SPECIFY THE APPROPRIATE OUTLETS.



1 DOWNSTAIRS FLOOR PLAN

SCALE: 1/4" = 1'-0"



2 DOWNSTAIRS CEILING & ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"

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FOUR STARTER FARMHOUSES

MARILYN'S FARMHOUSE

A DESIGN BY JAY OSBORNE

6 **2023-11-01** MARILYN'S FARMHOUSE (1ST DRAFT)
5 **2023-10-01** CAROLINE'S FARMHOUSE (1ST DRAFT)
4 **2023-08-31** GEORGIA'S FARMHOUSE (1ST DRAFT)
2 **2023-06-30** VIRGINIA'S FARMHOUSE (1ST DRAFT)
+ See A0.1 for more project history and credits.

DOWNSTAIRS PLANS
VERSION: MARILYN
A1.1

FLOOR PLAN NOTES:

1. WINDER STAIRS MUST FOLLOW STRICT CODES. THEY ARE SAFER THAN IN THE PAST, BUT NOW HARDER TO BUILD.

2. BEDROOM CLOSET AT RAISED PLATFORM (STAIRS) CAN BE OMITTED.

3. LINEN CLOSET (AT HALL) MAY INSTEAD BE A CHASE FOR DUCTWORK.

4. BEDROOM CLOSET MAY BE REPLACED BY A WARDROBE.

5. SIDE WINDOW AT WINDER STAIRS CAN BE OMITTED, BUT SHALL STILL BE FRAMED IN, IN CASE OF FUTURE REAR ADDITION AT 2ND LEVEL.

DOORS

- (A) 36x84 9-LITE FRONT DOOR
- (B) 36x80 4-LITE BACK DOOR
- (C) 30x80 5-PANEL DOOR
- (D) 24x80 1-PANEL DOOR
- (E) 18x80 LOUVERED DOOR

WINDOWS

- (1) 32x72 DH 2/2 DIVIDED LITES
- (2) 32x60 DH 2/2 DIVIDED LITES
- (3) 24x42 DH 2/2 DIVIDED LITES

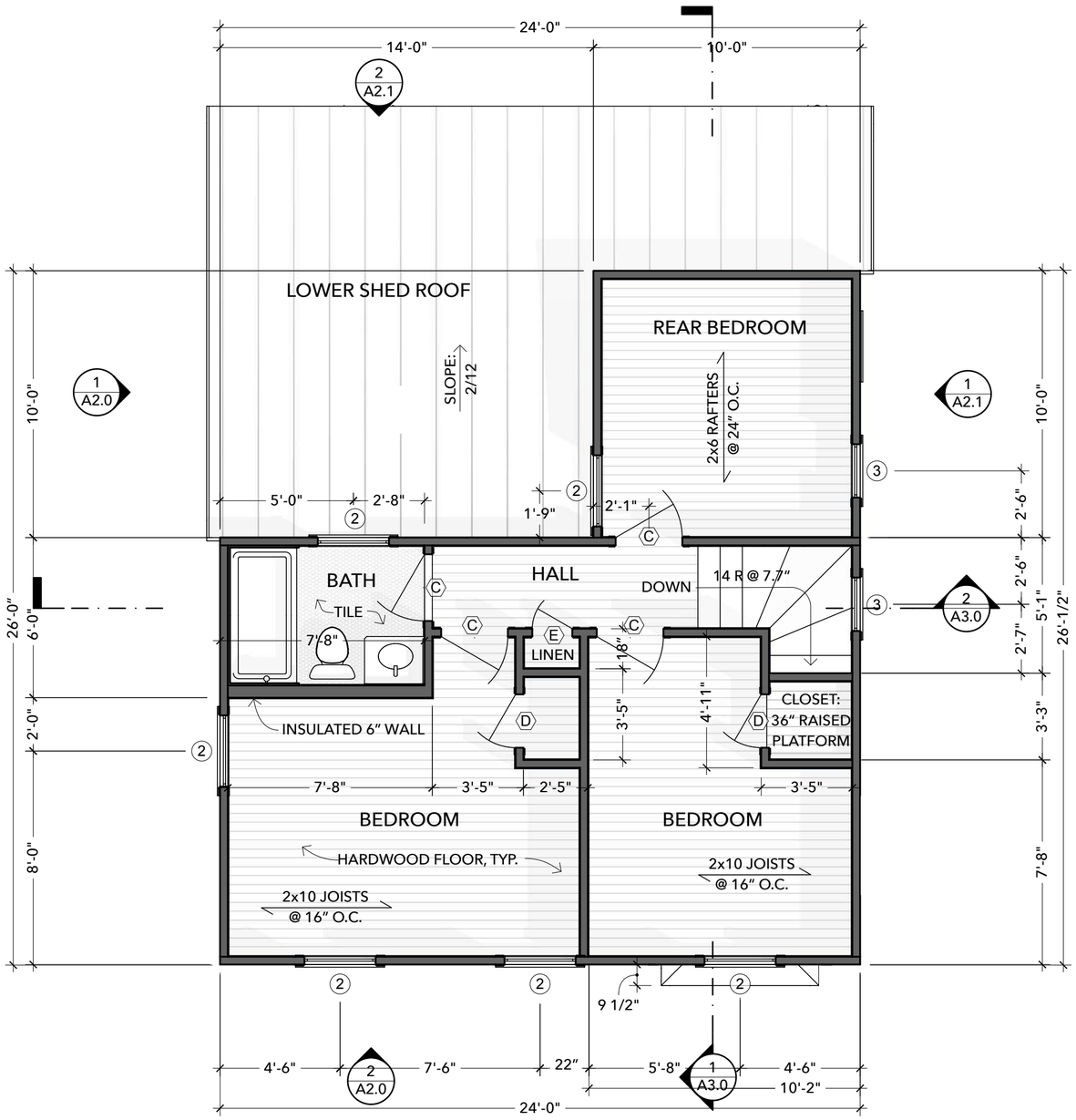
CEILING PLAN NOTES:

1. CEILING HEIGHTS ARE APPROXIMATE (+/- 1"). PRIORITIZE DIMENSIONS SHOWN IN SECTION DRAWINGS.

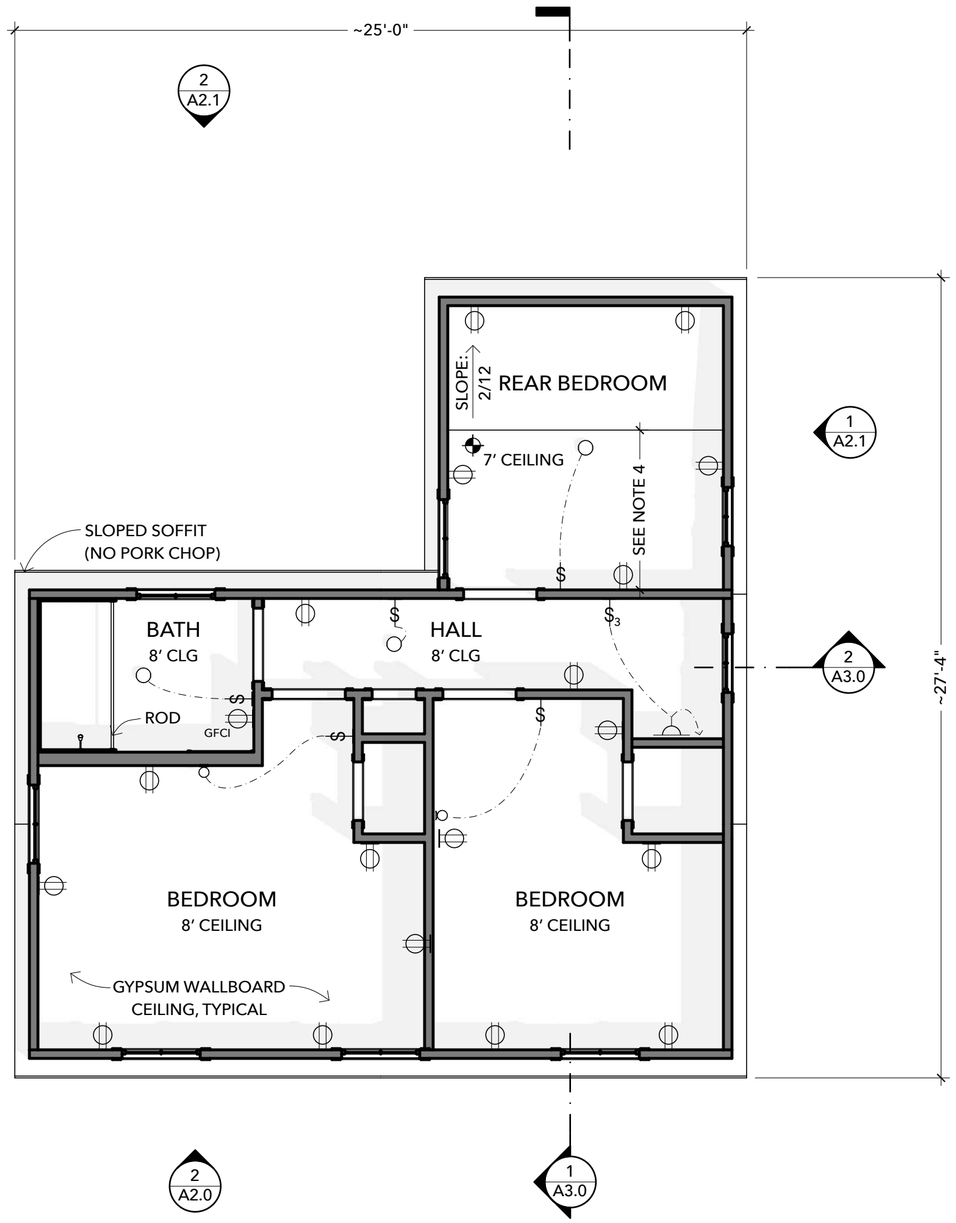
2. HEAD CLEARANCE AT STAIRCASE TO BE 80" MINIMUM

3. WALL-MOUNTED LIGHTS ARE PREFERRED WHEREVER EFFICIENCY AND STERILITY ARE NOT VIRTUES.

4. AT LEAST 50% OF ROOM AREA SHOULD HAVE A 7' MIN CEILING HEIGHT.



1 UPSTAIRS FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 UPSTAIRS CEILING & ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

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MARILYN'S FARMHOUSE

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+ See A0.1 for more project history and credits.

UPSTAIRS PLANS
VERSION: MARILYN

A1.2

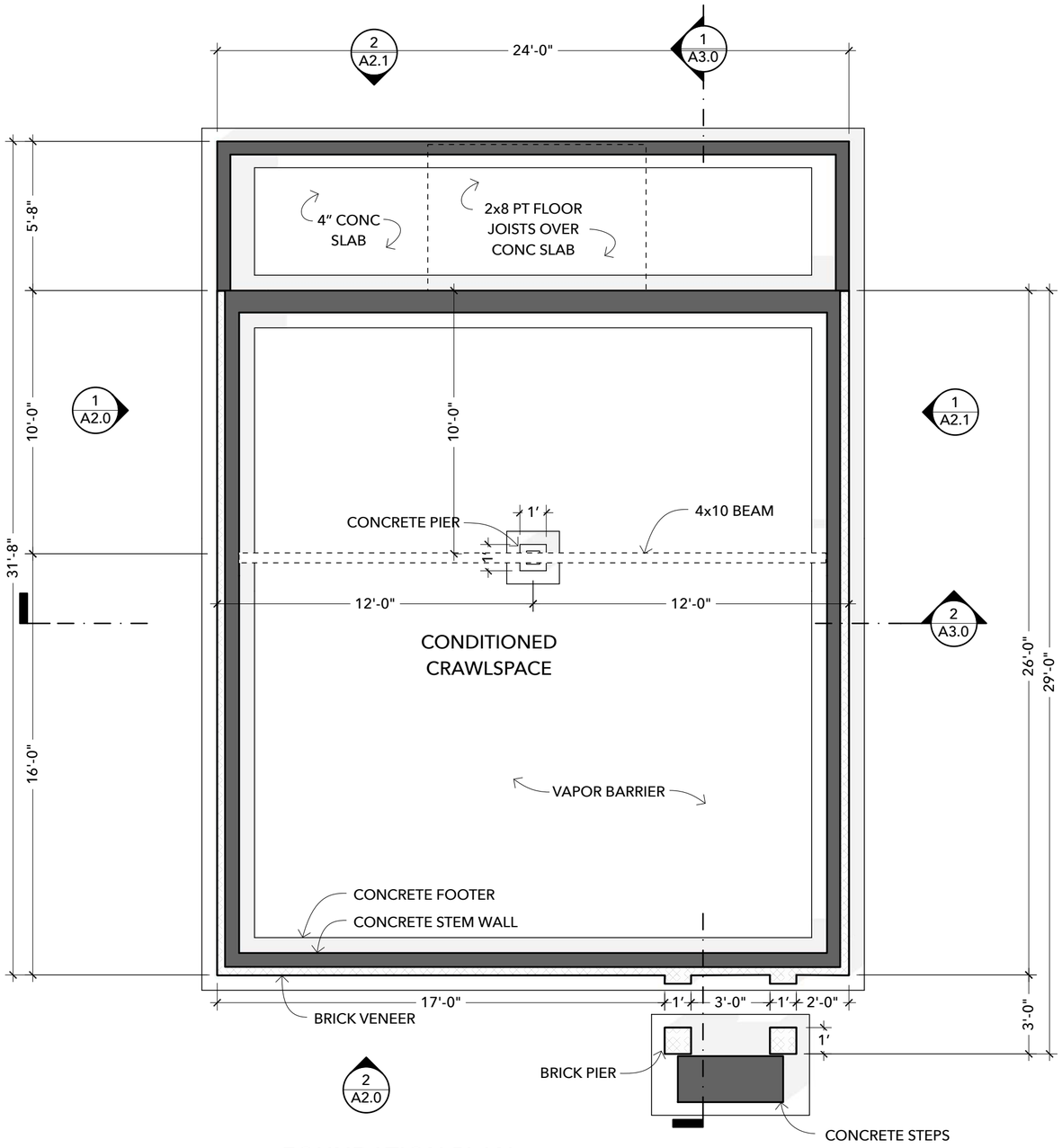
FOUNDATION PLAN NOTES

1. ALL FOUNDATION DESIGNS MUST BE ENGINEERED TO LOCAL CONDITIONS. THIS IS ONLY A TEMPLATE. MANY FACTORS MUST BE CONSIDERED FOR A COMPLETE WORK, LIKE SOIL TYPE, SEISMIC ISSUES, SLOPING TERRAIN, FLOODING, AND HEIGHT RESTRICTIONS.

2. OTHER FOUNDATION TYPES CAN BE USED, LIKE A BASEMENT, SLAB, OR PIERS.

3. STRUCTURAL BRICK FACING MAY BE 1" THIN BRICK VENEER INSTEAD, WHICH CAN LOOK BETTER THAN 4-5" BRICK VENEERS. BRICKWORK SHOULDN'T PROTRUDE PAST THE SIDING.

4. DON'T USE CONCRETE WITH FAKE BRICK TEXTURE. PLAIN CONCRETE IS MUCH BETTER.



1 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

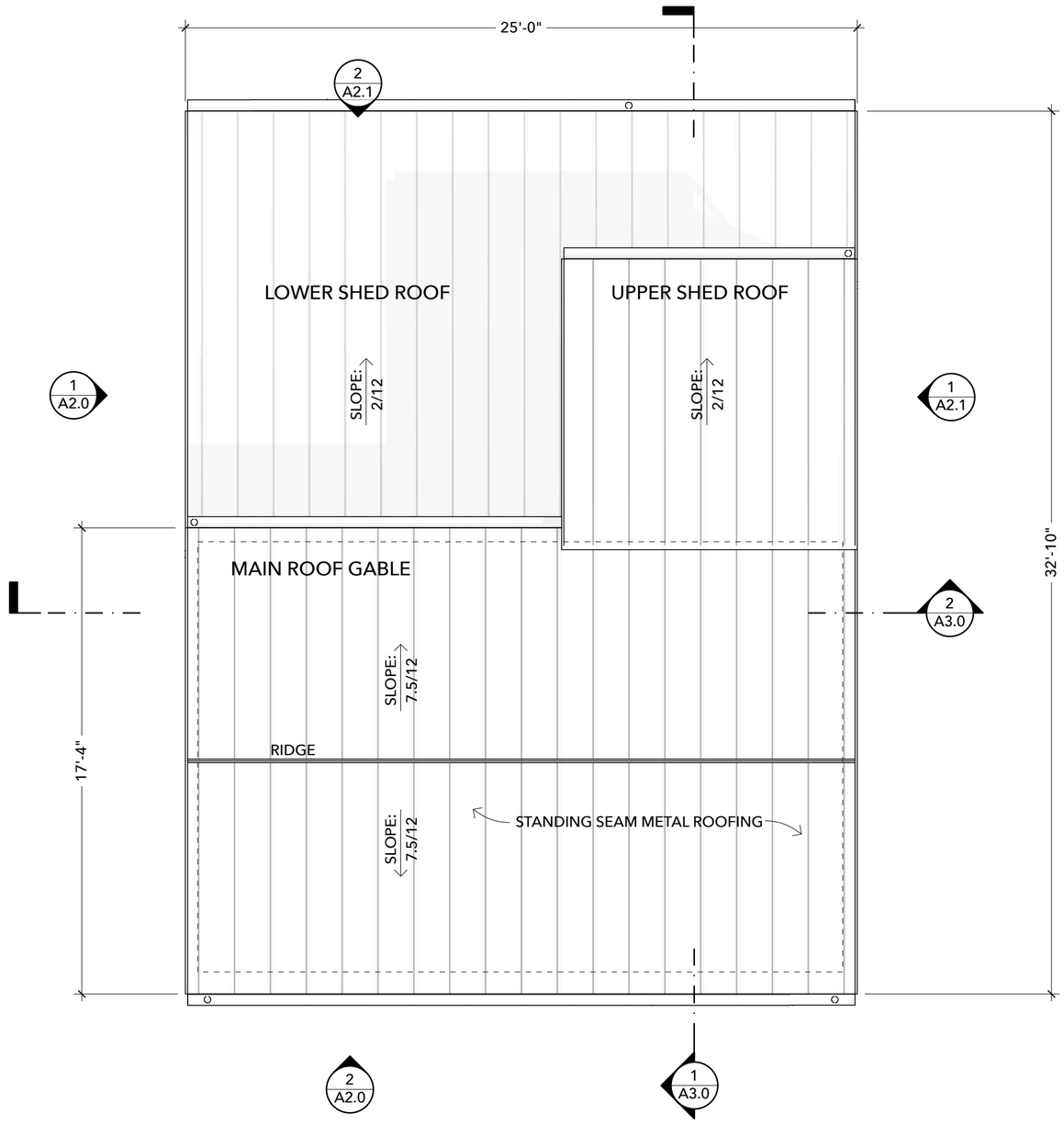
ROOF PLAN NOTES

1. DATUMS ARE TO FINISH FLOOR OF MAIN LEVEL. HOUSE HEIGHTS ARE MEASURED IN MANY WAYS. THIS DESIGN WORKS WITH MOST 25-FOOT BUILDING HEIGHT LIMITS.

2. TO REDUCE ROOFING COSTS, REPLACE STANDING SEAM WITH 5V METAL PANELS.

3. ROOF DIMENSIONS ARE ROUGH, NOT PRECISE ENOUGH FOR CONSTRUCTION. DIMENSIONS IN BUILDING SECTIONS AND FLOOR PLANS TAKE PRECEDENCE.

4. ROOF HAS MANY APPROPRIATE MATERIAL OPTIONS, BUT WAREHOUSE-LOOKING METAL ROOFING (WITH RECTANGULAR CORRUGATIONS) SHOULD BE AVOIDED.



2 ROOF PLAN
SCALE: 1/4" = 1'-0"

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FOUR STARTER FARMHOUSES

MARILYN'S FARMHOUSE

A DESIGN BY JAY OSBORNE

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+ See A0.1 for more project history and credits.

FOUNDATION/ ROOF
VERSION: MARILYN

A1.3

ELEVATION NOTES

1. DATUMS ARE TO FINISH FLOOR. HOUSE HEIGHTS ARE MEASURED IN MANY WAYS, BUT THIS DESIGN VARIATION WORKS WITH MOST 25-FOOT BUILDING HEIGHT LIMITS.

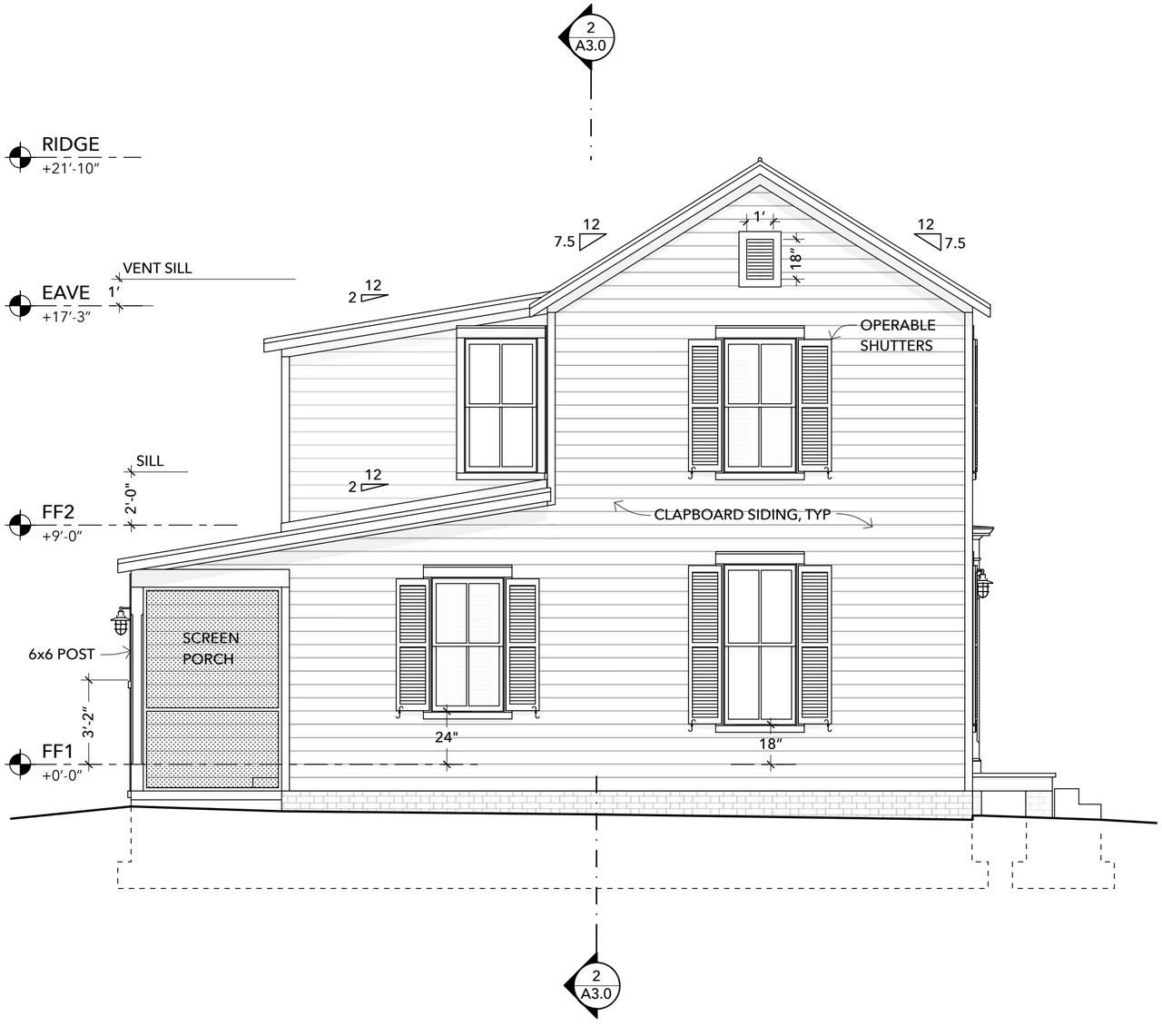
3. WINDOW SHUTTERS SHALL BE OPERABLE. TACK-ON VINYL SHUTTERS ARE STRICTLY FORBIDDEN, BECAUSE THE HOUSE WOULD LOOK BETTER WITH NO SHUTTERS AT ALL.

4. DON'T USE VINYL SIDING. IT'S IMPOSSIBLE TO MAKE SNAP-IN-PLACE, FLIMSY VINYL LOOK LIKE SOLID WOOD SIDING. VINYL SIDING USUALLY ENDS UP IN A LANDFILL.

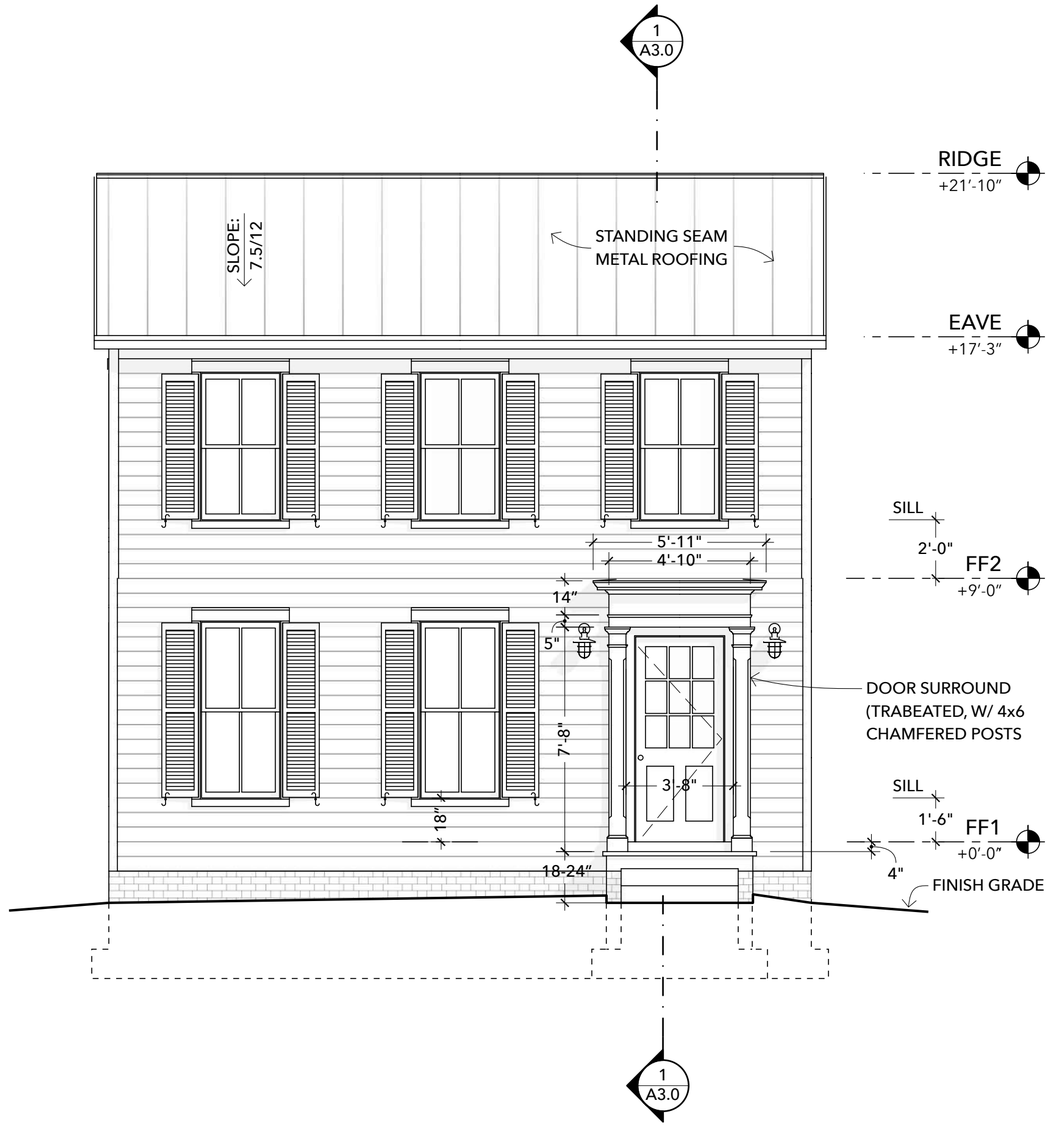
5. TO REDUCE ROOFING COSTS, CONSIDER 5V METAL ROOF PANELS. AVOID ASPHALT.

6. AT THE FOUNDATION, DON'T USE CONCRETE MOLDS WITH A FAKE BRICK TEXTURE. THAT NEVER LOOKED GREAT, AND SOMEDAY IT WILL LOOK AS DATED AS THOSE 1950S ASPHALT SHINGLES WITH A FAKE BRICK PATTERN.

8. IF HIGH DROP TO GROUND, WINDOW SILLS MAY NEED TO BE >24" ABOVE FLOOR.



1 WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION (FRONT)
SCALE: 1/4" = 1'-0"

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FOUR STARTER FARMHOUSES

MARILYN'S FARMHOUSE

A DESIGN BY JAY OSBORNE

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+ See A0.1 for more project history and credits.

FRONT ELEVATIONS
VERSION: MARILYN
A2.0

ELEVATION NOTES

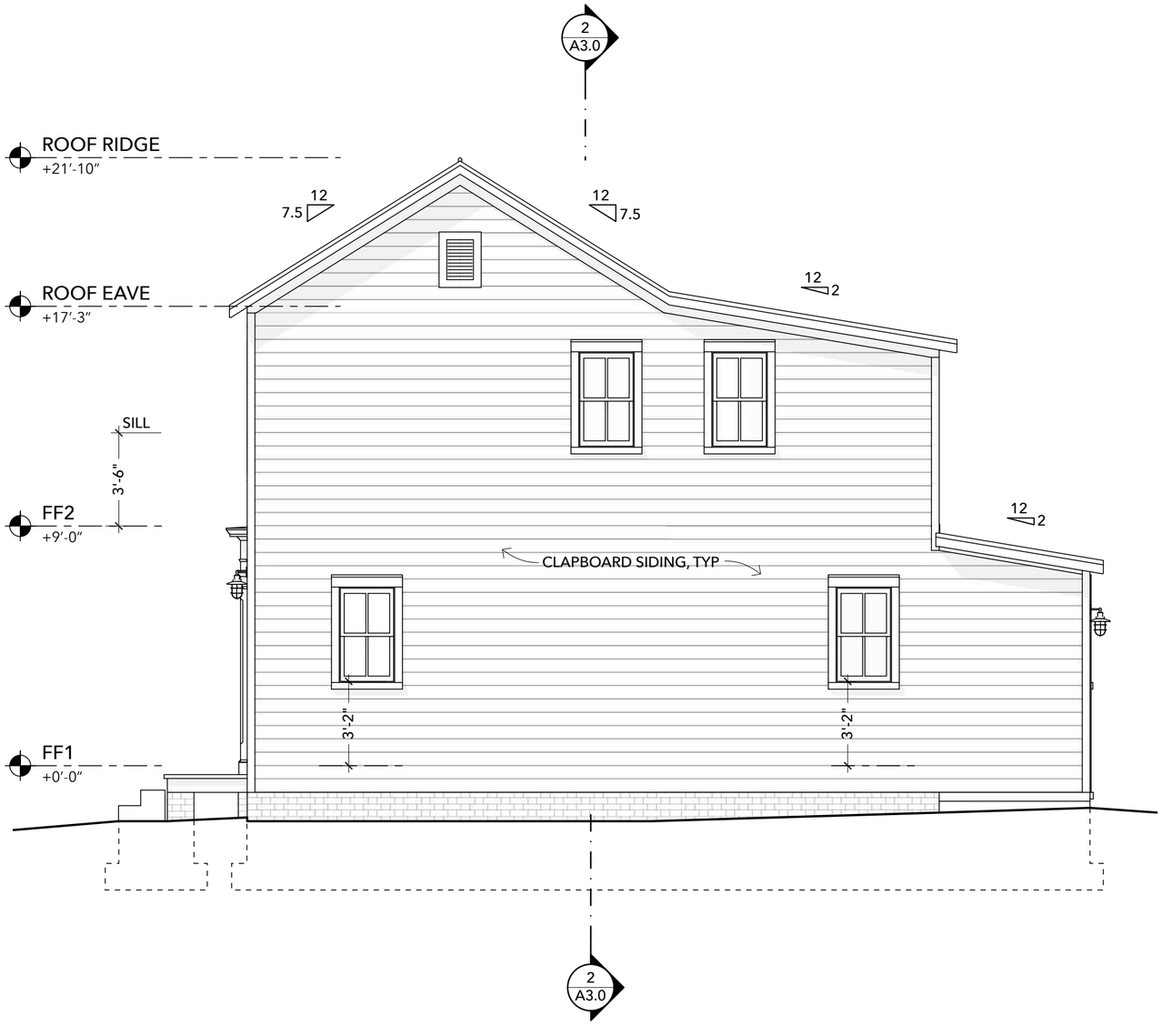
1. SECTION DIMENSIONS TAKE PRECEDENCE, WHEREVER PRECISION IS DEMANDED.

2. RAILING AT PORCH MAY NOT BE REQUIRED IF THE DROP TO THE GROUND IS SHORT ENOUGH. BUILDING CODES USUALLY SPECIFY 30", BUT THIS VARIES BY JURISDICTION.

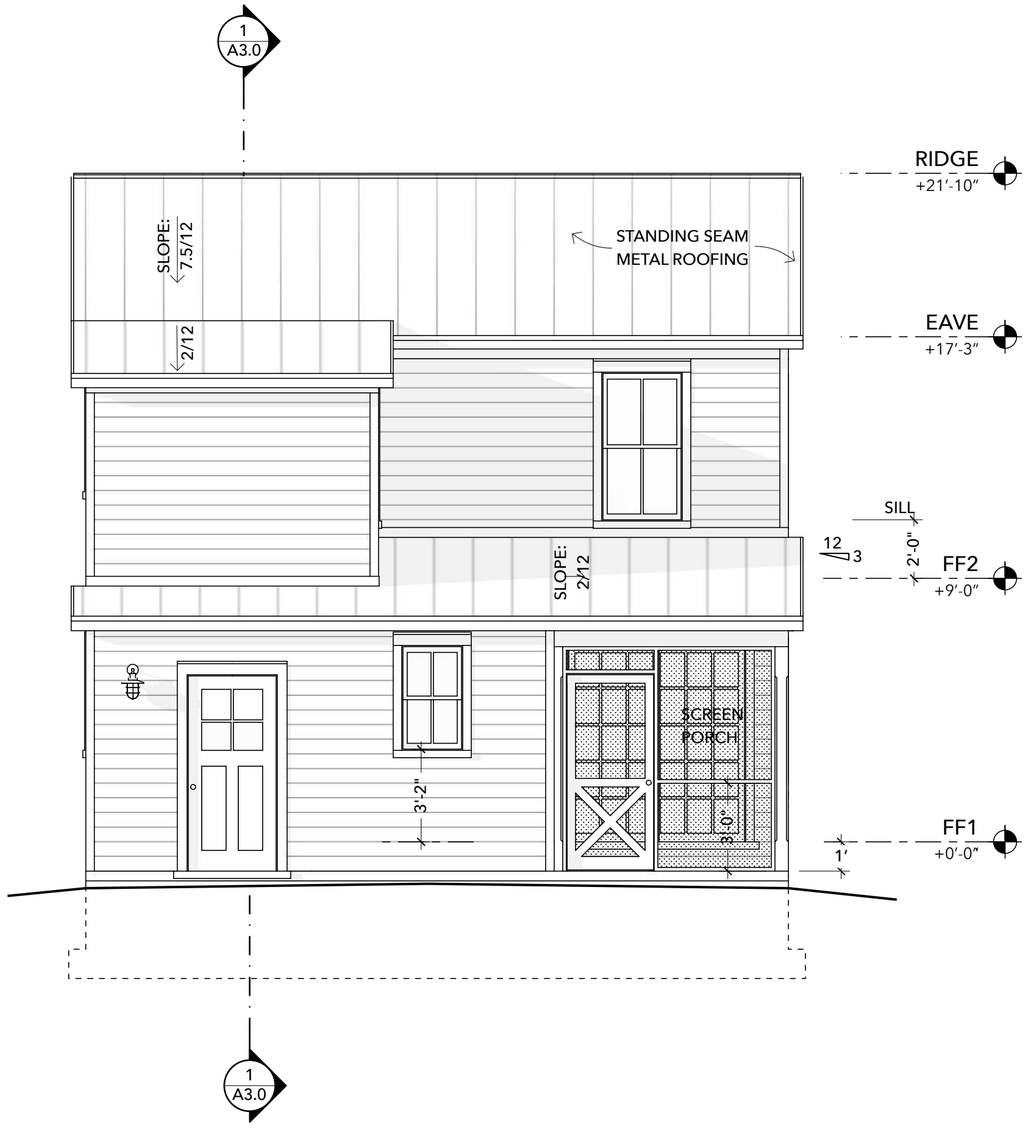
3. IF 3 OR FEWER STEPS FROM PORCH TO GROUND, HANDRAIL MAY NOT BE NEEDED.

4. IF HIGH DROP TO GROUND, WINDOW SILLS MAY NEED TO BE >24" ABOVE FLOOR.

5. WINDOWS ON EAST ELEVATION CAN BE OMITTED IF WITHIN 3' OF PROPERTY LINE.



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION (REAR)
SCALE: 1/4" = 1'-0"

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MARILYN'S FARMHOUSE

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+ See A0.1 for more project history and credits.

REAR ELEVATIONS
VERSION: MARILYN

A2.1

SECTION NOTES

1. SEE TYPICAL SECTION DETAIL ON SHEET AX.X.

2. FOUNDATION TO BE ENGINEERED BASED ON SITE-SPECIFIC REQUIREMENTS

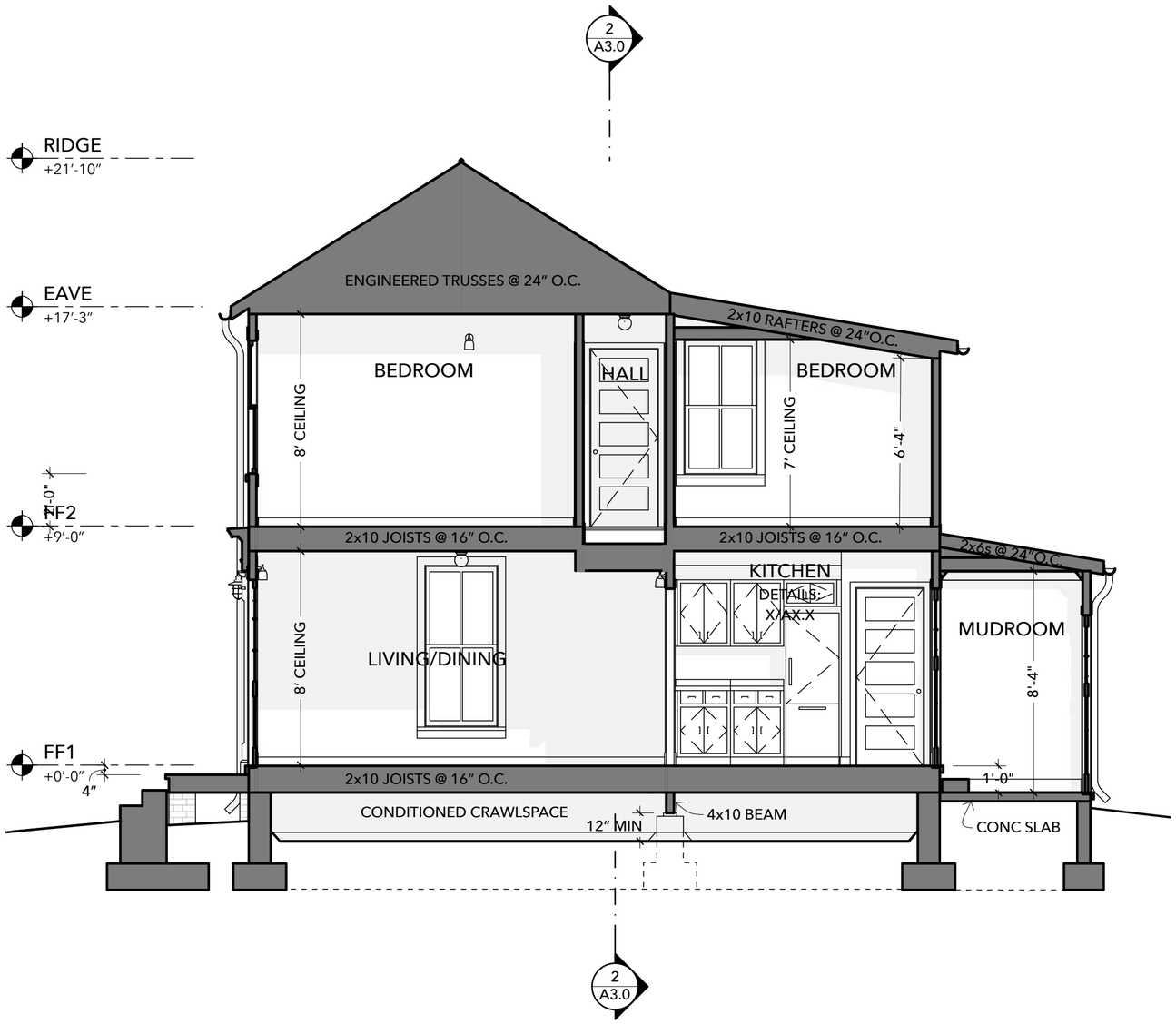
3. WINDER STAIRS HAVE STRICT REQUIREMENTS. CONSULT BUILDING CODE FOR INFO.

4. WINDERS CAN BE BUILT AS A SERIES OF PLATFORMS. MAKE SURE TO USE 1-HR FIRE-RATED GYPSUM WALLBOARD SHEATHING UNDER THE STAIRS IN THE UTILITY CLOSET.

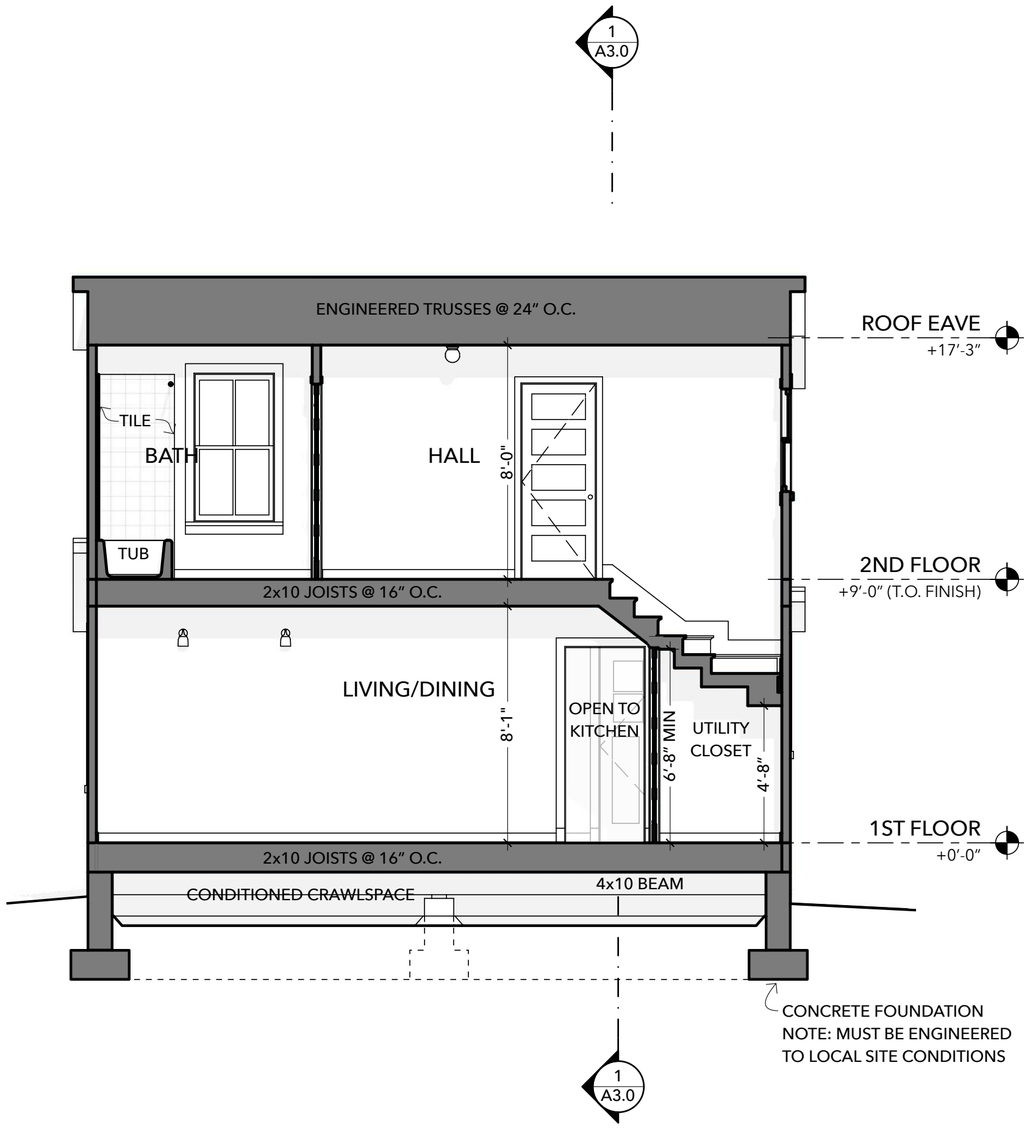
6. CHAMFER AT STAIR IS USED TO MAINTAIN 80" MIN HEAD CLEARANCE.

7. RAILING AT UPPER PORCH HAS EXTENSIONS, TO PRESERVE SEATED SIGHTLINES.

8. WALLS AND CEILINGS AT UTILITY CLOSET TO BE 1HR FIRE-RATED (TYPE X GYP BD).



1 TRANSVERSE SECTION
SCALE: 1/4" = 1'-0"



2 LONGITUDINAL SECTION
SCALE: 1/4" = 1'-0"

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SECTION VIEWS
VERSION: MARILYN

A3.0